



**Staverton Leys, Rugby, Warwickshire**  
**Price Guide £525,000**

crowhurst  
gale



# Staverton Leys, Rugby, Warwickshire

Crowhurst Gale are pleased to present this impressive detached property, positioned in one of the most sought after roads in Rugby CV22. This spacious, extended residence occupies an enviable plot which has been well maintained by the current owners. The accommodation comprises : Entrance Porch, Entrance Hall, Lounge, Snooker Room with Sitting Area, Dining Room, Office/Study, Fitted Kitchen, Guest WC, Four Well Proportioned Bedrooms, Shower room, Front and Rear Gardens with Good Size Driveway and a Double Garage. This beautiful property also offers further potential for extension and improvement due to the large plot with lovely outlook to the rear. Early viewing is strongly advised.

## Frontage

Ample parking for several vehicles and access to the Double Garage.

## Entrance Porch

Double glazed porch.

## Entrance Hall

Stairs to first floor. Doors leading to:

## Ground Floor WC

**Office/Study 10'0" x 6'10" (3.06 x 2.09)**

**Lounge 20'0" x 11'3" (6.11 x 3.44)**

Windows to front and rear.

**Kitchen 10'0" x 13'2" (3.07 x 4.02)**

Fitted kitchen. Window to rear aspect. Door leading outside.



**Dining Room 13'0" x 10'6" (3.97 x 3.21 )**

**Snooker Room With Sitting Area 33'11" x 10'10" (10.36 x 3.32)**

Windows to front and rear aspect. Sliding patio doors leading to the rear garden and patio area.

**First Floor Galleried Landing**

Doors Leading to:

**Bedroom One 11'3" x 13'1" (3.45 x 4.00)**

Window to rear aspect.

**Bedroom Two 10'2" x 11'4" (3.10 x 3.46)**

Window to front aspect.

**Bedroom Three 9'9" x 10'10" (2.98 x 3.32 )**

**Bedroom Four 9'10" x 10'11" (3.01 x 3.34)**

Window to front aspect.

**Shower Room 4'8" x 9'6" (1.42m x 2.90m)**

**Double Garage 17'1" x 17'0" (5.23 x 5.20)**

Personnel door to rear. Remote control electric door for vehicular access.

### Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

### Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

### Local Authority

Rugby Borough Council



**Tenure**  
Freehold

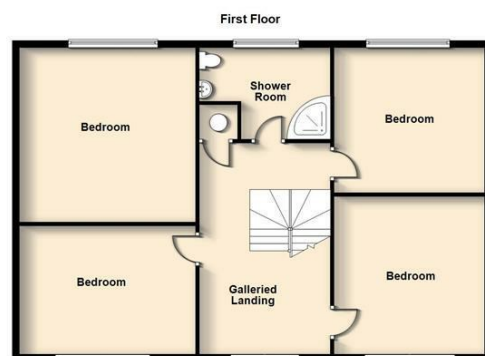
**Tax Band**  
Tax Band: F

### Viewing

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

### Rear Garden

Large rear garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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